003/98

## **Section 3: Applicant Certificate**

I affirm that my statements contained in the compl my knowledge and belief.	ete application are true an	d correct to the best of
Applicant Signature: Rick Rosle	- CESSIUI	Date: 8/28/17
Applicant Name (typed or printed): Rick Rasberry		
Applicant Mailing Address: 2510 Cynthia Ct		,
City: Leander	State: Tx	Zip: 78641
Phone (will be public information): (512) 970-037	1	
Email (optional – will be public information): rick@	grickrasberry.com	
Section 4: Owner Certificate		
I affirm that my statements contained in the compl my knowledge and belief.	ete application are true an	d correct to the best of
Owner Signature:		Date:
Owner Name (typed or printed): <u>Dustin Donnell</u>		
Owner Mailing Address: 1615 Westlake Drive		
City: West Lake Hills	State: <u>Tx</u>	Zip: 78746
Phone (will be public information):		
Email (optional – will be public information):		
Section 5: Agent Information		
Agent Name: Rick Rasberry (Lake Austin Boat D	ock & Shoreline Permits)	
Agent Mailing Address: 2510 Cynthia Ct		
City: <u>Leander</u>	State: Tx	Zip: 78641
Phone (will be public information): (512) 970-037		
Email (optional – will be public information): rick@	grickrasberry.com	
Section 6: Additional Space (if appli	cable)	
Please use the space below to provide additional i referenced to the proper item, include the Section		
Additional Information Provided as Attachments:		
EXHIBIT A COVER LETTER TO BOARD		
EXHIBIT B EXAMPLE COA APPROVALS FOR EXHIBIT C FULL SIZE SITE PLANS SP-2017-		REA DOCKS





August 28, 2017

**Board of Adjustment Members** 

City of Austin

Re: Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4) Regarding Boat Dock Length and Width Conditions, Boat Dock Remodel, SP-2017-0228DS, 1615 Westlake Drive on Lake Austin, TX

Dear Board Members:

On behalf of the Owner of the referenced property I am requesting approval to allow for the proposed boat dock remodel improvements to include the slight length and width adjustments.

The original boat dock on the property was designed and built more than sixty (60) years ago and is very small in relation to boat dock designs made now to safely accommodate much larger modern-day watercraft sizes and configurations.

The Owner is requesting Board approval to increase the width of the boat dock by 4.3 feet, and to increase the length by 1.9 feet. This would be the minimum safe design footprint arrangement necessary to accommodate the Owner's two large watercraft, and would be a commensurate footprint size of 30' X 30' commonly approved by COA.

The existing residential lot/property has been fully developed with a single-family residence and accessory boat dock for several decades. While the residential property is in the city limits of West Lake Hills, the proposed plans and specifications comply with City Code 25-7-62 along with all other parts of City Ordinance No. 20140626-113 Relating to the Lake Austin Zoning District and the Regulation of Boat Docks, Bulkheads, and Shoreline Access.

We would present the following examples of COA approved boat docks in the Bee Creek area with similar size variance conditions for your consideration (details found in Exhibit B):

- 1. 1855 Westlake Drive 30' X 30'
- 2. 1 Hidden Cove 30' X 40'
- 3. 1887 Westlake Drive 30' X 35.5'
- 4. 1847 Westlake Drive 30' X 30'
- 5. 1611 Westlake Drive 30' into channel

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**Board of Adjustment Members** 

Request for Approved Variance LDC 25-2-1176(A)(2) and LDC 25-2-1176(A)(4)

August 28, 2017

Page 2

It should be noted that the property Owner is seeking no special privilege to remodel the boat dock and other necessary appurtenances not already given to owners of other similarly situated property with approximately contemporaneous development, and as provided. The proposal would result in promoting ecological function and maintaining the natural character of the lakeshore. Any denial of the requested application for variance would be construed as deprivation of a privilege given to other property owners and would effectively deny the property Owner a reasonable use.

Please let me know if you should have any questions or require any additional information and we look forward to receiving your favorable reply of acceptance.

Very truly yours,

Ricky "Rick" Rasberry, CESSWI

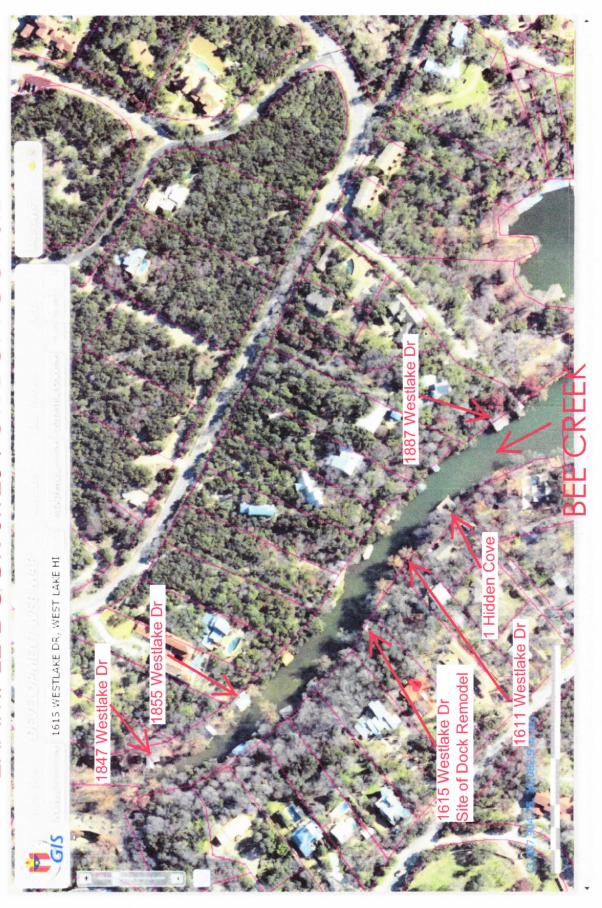
Rich Rosbry

cc: Dustin Donnell

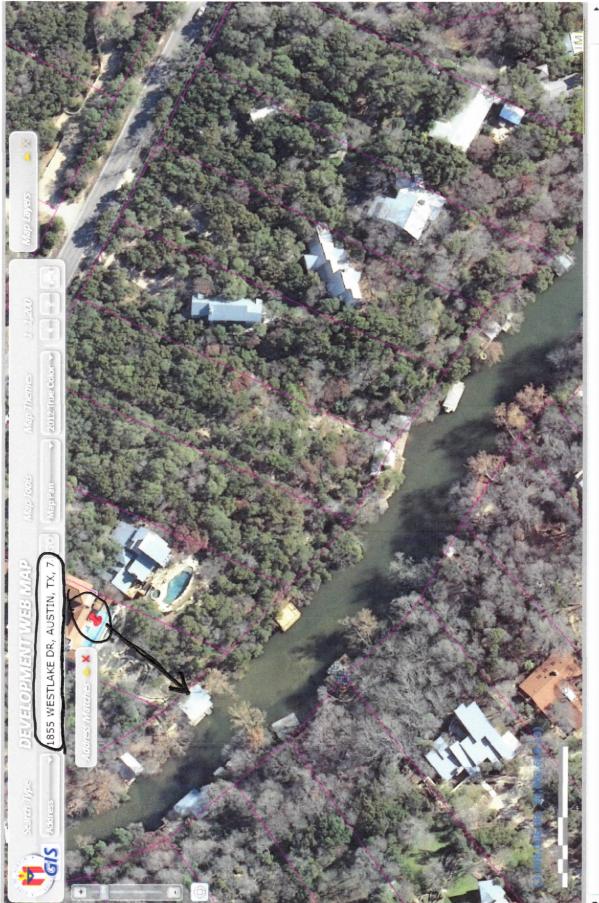
PREPARED BY RICK **RASBERRY 8/25/17** 

## EXAMPLE DOCK SITES FOR BOA CONSIDERATION

City of Austin Development Web Map



7



Project Number: 2008-05-01 3 M.L. 0FC.A.B. 5/15/2008 N REVISIONS/CORRECTIONS NWOHS SA An environmental variance has been granted to LDC 25—8—452 to build within the critical water granted by Parks to extend the boat dock width to 30'-0" and 15' maximum exxtension of dock into water. **GMATS** APPROVAL Section 25–2–1176 10' Side yard Set Back
 Section 25–2–1175 Lighting and electrical standards Section 25-2-1176 A Variance has been This site plan does not create navigation hazards Parks and Recreational Department 6/29/2009 quality zone on June 16, 2009. CIMB YAR JUL 1 3 2009 CITY OF AUSTIN 3/2-11 "3/5 1 THE FOR CHAPTER AND THE FORE C THE STATE OF THE S COURT ACTION IN STREET TO THE COURT CONTROL PROPERTY OF THE CONTROL OF T ALL RESEARCH PERFORMED BY ALL MAY ARD THE UNCERCIONED PRECOMENDS TO SEPONDAMEND TO SEPONDAMEND AND THE COMMENT THE COMMENT TO.

- PERSONAL PROGRAMM THE COMMENT TO. SURVEYOR'S NOTES
) EDIOTES RECORD INTORNALIDA N 2974 100 E 304 941 CAB. SLD. LOT SUREY DATE 7-24-08
SUREY DATE 7-24-08
THE OA COMMENSULTY
JOB No. COMMENSULTY
JOB No. 17-30 \$ 13'11'4'E 14-59')
\$ 13'47'69'E 14-20'
\$ 13'47'69'E 14-20'
\$ 1865 WESTLAND DRIVE 2 STTE PLAN L4147



AUSTIN, TEXAS 1822 MEZILAKE DRIVE CHRISTOPHER BOAT DOCK

INTERIORS
DESIGNERS
OF SIGNERS
SN LINES,

O B

Will comply with City of AusthGOSS revegetation plan
 Will Install Blor-experved gabion
 Gee detail 2 below)
 Filled area to be revegetated
 with native Texas plants as Follows

GEOV GABIDIS VILL BE LITA SIDE Gloccharis spp.) - 18 (4 inch plant) 2. T. RAINLLING (Coppere) selectarists - 18 (4 inch plant) 3. T. MEINTAN LAIRED (Coppere seronafictus) - 18 (4 inch plant) 4. INLAND SEN DITS Commentation in citellatus - 18 (4 inch plant)

LAKE AUSTIN LAKE LEVEL ELEVATION=492.8°

Curve Radus Length Chord Chord Bear. Ci 34-20 13-38 112-77: \$ 23'310'F E CD (314-20' 013-12-710'S) G 23'46'49'FD

CONSTRUCTION BIO-ENGINEERED GROV GABION

DETAIL 1

09/03/2008

SUBMIT DATE:

SP-2008-0435DS Development Permit

Development Watershed Protection and Review

Parks Department Certification

BIO ENGINEERED GROW GABION

DETAIL

F & SUB). LOT PE 154.

0-0

For the construction of the proposed boat dock, this site plan does not require any variances from, and is in full compliance with the following:

AUSTINTEXAS.GOV

AIRPORT LIBRARY AUSTIN ENERGY

AUSTIN WATER

Services

B4 of 35

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To view permit details, click on the Case/Permit Number

	Permit/Case	Reference File Name	Description	Sub Type / Work Type	Project Name	Status	Related Folder
21	2010- 056373 BP	2010- 056373 BP	Demolish detached garage.  ***ALREADY DEMOLISHED and new house being built***	R- 649 Demolition All Other Bldgs Res / Demolition	1855 WESTLAKE DR	VOID	Yes
22	2010- 056372 BP	2010- 056372 BP	Demolish residence. ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	VOID	Yes
23	<u>2010-</u> 056371 PR	2010- 056371 PR	Re-permitting for expired demolition permit numbers 2009-046172-BP & 2009-046173-BP. Demolish residence and detached garage.  ***ALREADY DEMOLISHED and new house being built***	R- 645 Demolition One Family Homes / Demolition	1855 WESTLAKE DR	Approved	Yes